

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
R-7 Urban Standard Density Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.05.15			
Use	Permitted: Detached dwellings Conditional: Planned Unit Development	The applicant proposes to create fifteen residential lots with detached units. The applicant has requested conditional use approval for a planned unit development.	Yes if a Conditional Use application is approved
Development Code Section 20.05.50			
Minimum Lot Area	7,000 square feet	Existing lot is approximately 120,661 square feet in size and the applicant proposes to create the following lot sizes with their planned unit development: Lot 1: 4,214 square feet Lot 2: 4,214 square feet Lot 3: 4,216 square feet Lot 4: 4,349 square feet Lot 5: 4,495 square feet Lot 6: 4,600 square feet Lot 7: 5,076 square feet Lot 8: 5,469 square feet Lot 9: 4,693 square feet Lot 10: 4,996 square feet Lot 11: 5,110 square feet Lot 12: 4,888 square feet Lot 13: 4,888 square feet Lot 14: 4,888 square feet Lot 15: 4,888 square feet	Yes if a Conditional Use application is approved

Minimum Yard Setbacks		PARENT PARCEL Front: 20 Rear: 0(Applicant requests Flexible Setback approval) Side: 0 (Applicant requests Flexible Setback approval)				Yes if Conditional Use and Flexible Setback applications are approved.
Front	20 feet					
Side	5 feet					
Rear	25 feet					
		PROPOSED LOT SETBACKS				
		<u>Front</u>				
		<u>Lot</u>	<u>Bldg.</u>	<u>Garage</u>		
		Lot 1:	15	20		
		Lot 2:	15	20		
		Lot 3:	15	20		
		Lot 4:	15	20		
		Lot 5:	15	20		
		Lot 6:	15	20		
		Lot 7:	15	20		
		Lot 8:	20	20		
		Lot 9:	20	20		
		Lot 10:	20	20		
		Lot 11:	15	20		
		Lot 12:	15	20		
		Lot 13:	15	20		
		Lot 14:	15	20		
		Lot 15:	15	20		
		<u>Side</u>				
		<u>Lot</u>	<u>Bldg (N)</u>	<u>Bldg (S)</u>	<u>Garage</u>	
		Lot 1:	3	3	n/a	
		Lot 2:	3	3	n/a	
		Lot 3:	3	3	n/a	
		Lot 4:	3	3	n/a	
		Lot 5:	3	3	n/a	
		Lot 6:	3	3	n/a	
		Lot 7:	3	8	n/a	
		Lot 8:	5	3	n/a	
		Lot 9:	3	3	n/a	
		Lot 10:	3	3	n/a	
		Lot 11:	3	10	n/a	
		Lot 12:	3	3	n/a	
		Lot 13:	3	3	n/a	
		Lot 14:	3	3	n/a	
		Lot 15:	5	5	n/a	

		<u>Rear</u> <u>Lot</u> <u>Bldg.</u> <u>Garage</u> Lot 1: 15 n/a Lot 2: 15 n/a Lot 3: 15 n/a Lot 4: 15 n/a Lot 5: 15 n/a Lot 6: 15 n/a Lot 7: 15 n/a Lot 8: 25 n/a Lot 9: 25 n/a Lot 10: 25 n/a Lot 11: 15 n/a Lot 12: 15 n/a Lot 13: 15 n/a Lot 14: 15 n/a Lot 15: 15 n/a	
Minimum Corner Lot Dimensions Width Depth	75 feet 90 feet	<u>Lot</u> <u>Width</u> <u>Depth</u> Lot 1: 49 86 Lot 2: 49 86 Lot 3: 49 86+ Lot 4: 49 88 Lot 5: 50 89 Lot 6: 52 88+ Lot 7: 58 88 Lot 8: 52 88 Lot 9: 52 94 Lot 10: 52 96 Lot 11: 54 94 Lot 12: 52 94 Lot 13: 52 94 Lot 14: 52 94 Lot 15: 52 94	Yes if a Conditional Use application is approved
Maximum Building Height	35 feet	The applicant states the buildings will not exceed the maximum building height.	Yes
Development Code Section 20.05.60			
Residential Density	Minimum: 11 Maximum: 17	The applicant proposes fifteen (15) lots within this subdivision.	Yes

Chapter 60 Off-Street Parking and Loading Requirements

CODE STANDARD	-CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.15.10			
Easements	-Provide a 6-foot PUE along front lot lines. -Provide a 3-foot utility and drainage easement along all side and rear lot lines.	6-foot PUE (Front Yard) 3-foot utility and drainage easement (rear and side yard)	Yes
Easement granted to City	15-foot PUE	15-foot easement will be provided for public utilities.	By meeting the conditions of approval the code is met.
Dedications	As applicable to City or appropriate jurisdiction for maintenance.	The extension and terminus of SW Crestwood Drive will be dedicated to City.	Yes
Homeowner Assoc.	Copy of draft CC&R's shall be submitted with final plat.	Will submit draft CC&R's with final plat.	Yes
Development Code Section 60.15.15			
Requirements Prior to Commencement of Work	Developer shall file plans, enter into City contract, and provide required security.	Developer will provide plans, cost estimate and security.	Yes
Improvement Procedures	Shall comply with the Code and in proper sequence.	Developer will comply with the improvement procedures identified in this section as part of the site development permit.	Yes
Improvements Required	Development related impacts shall be installed at developer's expense.	Developer will provide the improvements in accordance with City requirements.	Yes
Maintenance Security	Developer shall enter into a contract with City.	Developer will provide a maintenance agreement of improvements.	Yes
Development Code Section 60.30.10			
Off Street Parking	<u>Detached</u> Minimum: 15 spaces (one per lot) Maximum: n/a	Developer proposes a minimum of two parking spaces per detached dwelling.	Yes
Development Code Section 60.35.10			
Dimensional Standards	-May be modified through approval of a PUD; except for required setbacks of parent parcel.	-The applicant requests flexible setback approval to reduce the rear and side yard setback of the parent	Yes, if the Flexible Setback application

	-Intersection standards shall be satisfied.	parcel to 10 feet and the rear yard setback to 5. The setbacks of the individual lots within this subdivision have been revised as part of the PUD. -The intersection standards are met with this proposal.	is approved.
Allowed Uses	-Uses in a PUD shall comply with the permitted and conditional use requirements of the base zoning district. -Detached and attached dwellings shall be allowed, provided density requirements are met.	-As allowed as part of a PUD, detached and attached single family residences are proposed and are to meet minimum density requirements.	Yes
Development Code Section 60.35.15			
Common Open Space	-At least 20% of site (excluding setbacks and buffers) when up to and including 10 acres in size. -Shall be maintained and conveyed.	-Project is 2.78 acres, and is providing 21.2% open space, including setbacks. -The open space area is to be maintained by the Homeowner's Association.	Yes
Development Code Section 60.45.10			
Solar Access Requirement	-At least 80% of the lots in a development shall comply with one or more of the following: Basic Requirements, Protected Solar Line Option, and Performance Option. Lots that comply / Total Lots = 80% or more -If applicable, adjustments of this Design Standard may be granted by the Director.	-No lots are oriented to the north/south dimension. The applicant is requesting 100% adjustment to the solar access requirement.	No